

**OFFICE OF FINANCE PROGRAMS  
BRAC REVITALIZATION AND INCENTIVE ZONE  
PROGRAM  
(BRAC ZONE)**

ANNUAL STATUS REPORT

CALENDAR YEAR 2015

Economic Development Article  
SECTION 5-1301

Submitted by:

Maryland Department of Commerce

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# **STATUS REPORT**

## **BRAC REVITALIZATION AND INCENTIVE ZONE PROGRAM**

### **CALENDAR YEAR 2015**

The BRAC Community Enhancement Act was enacted during the 2008 session of the Maryland General Assembly. The statute establishes a process for designating BRAC Revitalization and Incentive zones. The Department of Commerce (Commerce) is responsible for designating the zones and administering the program. The intent behind the creation of the BRAC zones is to (1) focus growth in Priority Funding Areas (PFAs), (2) provide local governments with financial assistance for public infrastructure in these well-defined areas, and (3) align other State resources and programs to local governments and businesses located in the BRAC zones for a coordinated State effort on making the zones the focus of BRAC growth.

The BRAC Community Enhancement Act focuses on Smart Growth land use and infrastructure needs to support BRAC-impacted areas. Funds must be used for infrastructure improvements in the designated zone. Each year, the amount to be paid to all local jurisdictions is the amount appropriated in the State budget up to \$5,000,000. If the total amount applied for exceeds the cap, each jurisdiction receives its pro rata share.

Failure of local jurisdictions to focus BRAC growth in PFAs will result in growth being deflected into the rural areas resulting in more sprawl development, traffic congestion, loss of natural resources, and negative environmental impacts. The State's interests are best served by focusing BRAC growth in PFAs for better utilization of existing infrastructure as well as encouraging increased transit ridership for BRAC zones that are also transit-oriented developments. The BRAC Revitalization and Incentive zone carries out the goal of focusing growth by providing local governments additional funding and other State resources to provide the public infrastructure necessary to support development or redevelopment of the area.

#### **BENEFITS OF A BRAC ZONE DESIGNATION**

Local jurisdiction receives:

- ❖ payment of 100% of State real property tax increment on qualified properties;
- ❖ payment equal to 50% of the local jurisdiction's real property tax increment on qualified properties; and
- ❖ funds can be used to pay back bonds, including Tax Increment Financing (TIF) bonds, issued for infrastructure improvement in the BRAC zone.

In addition local jurisdictions and business entities receive priority consideration for financing assistance for projects or operations from various State agencies. These benefits are available for the 10-year life of the zone from the date the first property in the BRAC Revitalization and Incentive zone becomes a qualified property.

## **ELIGIBILITY AND CERTIFICATION PROCESS**

Jurisdictions may apply April 15 and October 15 each year. After the Secretary's receipt of an application for designation of an area as a BRAC Revitalization and Incentive Zone or expansion of an existing zone, the Secretary notifies the members of the County Delegation to the Maryland General Assembly for each county in which a zone is proposed to be located. Within 60 days of the submission date, the Secretary may designate an area a BRAC zone. The Secretary will consult with the Smart Growth Subcabinet prior to making a designation. The Secretary is limited to six (6) BRAC zones in a calendar year and a county may not receive more than 2 designations for the duration of the program.

Each application must adhere to the guidelines below:

- 1) A county may apply for designation of a BRAC zone, but if any portion of the area is within a municipal corporation, must obtain municipal consent.
- 2) A municipality may apply for designation of a BRAC zone but priority consideration will be given to municipal applicants that receive County support.
- 3) Two or more political subdivisions may jointly apply for designation of a BRAC zone if portions of the proposed area are within each of their common boundaries.
- 4) Area to be designated is located in a PFA.
- 5) Area is served by public or community water and sewer system (or planned to be under the 10-year sewer and water plan).
- 6) Area is designated for mixed-use development that includes residential development.
- 7) Area has an average density of at least 3.5 units per acre in the area designated as residential development.
- 8) Jurisdiction entered into good faith negotiations for a PILOT agreement with all private developers of federal enclave property, if applicable.
- 9) Priority is given to an area within one-half mile of present or planned:
  - a. MARC Station
  - b. Light Rail
  - c. Metro Station
  - d. Subway
- 10) Priority may be given to an area of strategic importance to the economic development interests of the county.

Many other factors are considered during the review process and final designation of a BRAC zone.

### **Designated Maryland BRAC Zones**

*Designation Date: December 15, 2008*

- 1) Westport Waterfront Development (Baltimore City)
- 2) Odenton Town Center (Anne Arundel County)
- 3) Andrews Air Force Base – Branch Ave. Corridor (Prince George's County)

- 4) Joint City and County Frederick BRAC Revitalization and Incentive zone (Frederick County)
- 5) City of Laurel Enhancement zone (Prince George's County)

Designation Date: June 15, 2009

- 6) Aberdeen BRAC Enhancement and Revitalization zone (Harford County)
- 7) Savage Towne Centre (Howard County)

Designation Date: December 15, 2013

- 1) \*Annapolis Junction Town Center (Howard County) – the expansion of former Savage Towne Centre

\*Note this is not a new designation but an expansion

## BRIEF DESCRIPTIONS OF BRAC ZONES

Baltimore City's BRAC zone includes the **Westport Waterfront Development** and the Westport MD-295 Ramp improvements. The 42.9 acres Westport Waterfront project has been dormant.

Anne Arundel County's BRAC zone encompasses 776.9 acres near the MARC Odenton Station and along MD-175. The projects at the site include the transit-oriented, mixed-use developments at **Village at Odenton** and **Odenton Town Center**. The town center designation has assisted in creating a strong sense of place with a pedestrian-oriented community, close to public transportation, that offers a destination for shopping, employment, and entertainment.

The **Andrews Air Force Base-Branch Ave. Corridor** BRAC zone in Prince George's County encompasses 654.9 acres and includes the Branch Ave. Metro Station and commercial corridors along Auth Rd., Suitland Parkway, Branch Ave., and Allentown Rd. The zone supports the Town Center at Camp Springs, a mixed-use project with 1,201 luxury apartments, 60,000 sq. ft. of office space and 71,000 sq. ft. of retail space, with mixed-use transit oriented zoning.

The **Joint City and County of Frederick** BRAC zone contains 717.4 acres and includes historic downtown Frederick, the Transit Center and Monocacy Blvd. northeast up to and including the Research Park. The zone consists of development projects for office, industrial and warehouse space at Riverside Research Park, 66 acres of mixed-use development at the Frederick Brick Works, and a 1.3 mile mixed-use urban park at Carroll Creek Park.

The **City of Laurel** BRAC Enhancement zone is a 356-acre area that includes redevelopment of Towne Centre at Laurel, Hawthorne Place, a section of US Rt. One and the city's Main St. area near the MARC Station. The Towne Centre at Laurel project comprises projects for a \$200 million private investment for the redevelopment of Laurel Mall in Prince George's county. The BRAC zone has been providing much needed transportation infrastructure, brownfield remediation, and mixed-use infill development. The first project started in 2013.

The **Annapolis Junction Town Center** BRAC zone in Howard County expanded the zone from 13.5 acres to 21.1 acres by including the former Boise Cascade property in December 2013. The zone infrastructure plans include a 704 space parking structure. Howard County will fund the costs of the garage through the issuance of \$17,000,000 in TIF bonds. Other zone projects include: Savage Towne Centre Transit Oriented Development (TOD) mixed-use development to include market rate and affordable rental housing and projected construction of office space (100,000 sq. ft.); residential - 416 units (490,000 sq. ft.); Retail - two buildings and kiosk (17,450 sq. ft.); and a Hotel - 150 rooms (80,000 sq. ft.) for a combined total of 687,450 sq. ft.

The **City of Aberdeen** BRAC Enhancement and Revitalization zone in Harford County includes 782.65 acres with extensive infrastructure projects: 1) water and wastewater improvements (\$33 million); 2) transportation improvements (\$66 million); 3) Multimodal Transportation Center to serve commuters on a regional level; 4) redevelopment of MD Rt. 40 Commercial Corridor; 5) adequate school capacity; upgraded water and wastewater facilities; improved sidewalks, curbs, and gutters; new community parks and facilities; safe neighborhoods and commercial areas to live and shop in without burdening existing tax base. The development projects are an estimated total of 1,180,897 sq. ft., which includes 938,000 sq. ft. office space; 168,264 sq. ft. residential; 8,590 sq. ft. retail; and 66,043 sq. ft. hotel.

### **BRAC ZONE ACTIVITY:**

Commerce received annual status reports as of October 15, 2015 from the seven Maryland designated BRAC zones. Although the U.S. economy is still in the process of recovering from the recent recession, private and public projects have continued. Several projects have been completed, and many are underway as scheduled.

According to the BRAC zone annual reports provided by zone administrators, the BRAC Revitalization and Incentive Zone Program has been successfully utilized by each zone (except Westport Waterfront Development) and the property tax incentive seems to play strong role in carrying out new projects within the BRAC zones. In addition, many reported BRAC zones managed to form private-public partnerships to achieve improvements in zone infrastructure.

### **FY2015 DISBURSEMENT REVISION AND FY2016 DISBURSEMENTS\*:**

After a BRAC Revitalization and Incentive zone is designated by the Secretary, on or before February of each year, the appropriate governing body certifies to the State Department of Assessment and Taxation (SDAT) the properties that will be qualified for the next fiscal year and the date that the property became qualified. SDAT then calculates the amount due to the political subdivision for the next fiscal year.

The following Table depicts the historical and projected payments to the respective political subdivisions. The total amount of expected disbursement for FY2016 is \$2,587.608.96.

It is worth mentioning that the expected and actual payments had been the same amount up to FY2014. However, due to the limited State budget, the funding was capped at \$650,000 for FY2015, therefore, as shown in the table, the actual payments to each local jurisdiction was proportionally reduced.

**Table: BRAC Zone Historical and Projected Payments to Political Subdivisions**

	Payments FY2010	Payments FY2011	Payments FY2012	Payments FY2013	Payments FY2014	Payments FY2015	Revised Payments FY2015*	Expected Payments FY 2016
<b>Ann Arundel County</b>								
M&T Bank at Arundel Crossing West	7,443.00	7,442.62	7,940.45	8,461.21	8,832.59	10,235.75		10,929.76
Royal Farm Store #149		4,472.86	4,472.85	4,720.00	4,756.47	7,291.61		11,108.06
Seven Oaks Town Center Office Building			30,537.31	33,114.94	31,614.46	44,395.40		43,889.28
Village at Odenton Station				260,550.63	262,563.93	248,687.35		249,102.59
Johns Hopkins Medical Center (Patient First)				6,505.93	6,556.21	6,268.80		3,407.74
West County Medical Center					60,620.84	59,528.09		58,507.90
Walgreens					7,214.82	8,657.20		10,377.10
CVS					5,342.29	4,936.99		4,852.38
Haven at Odenton Gate Apartments						73,545.50		14,6018.84
39 Individually Owned Condominiums						145,644.62		61,188.00
S/C Odenton III, LLC New Apartments						370,800.82		375,662.00
Ann Arundel Total	7,443.00	11,915.48	42,950.61	313,352.71	387,501.61	979,992.13	374,580.69	975,053.64
<b>Frederick County</b>								
8490 Progress Drive (Riverside Five)		33,807.89	45,886.91	40,031.80	45,987.21	50,644.17		10,305.81
151 S. East Street (Frederick Visitors Center)		5,445.93	5,356.02	4,745.50	5,360.06	5,431.22		6,196.07
150 S. East Street (Monocacy Valley Canning)						12,614.55		13,537.41
8560 Progress Drive (ATRF)								60,750.23
Frederick County Total		39,253.82	51,242.93	44,777.30	51,347.27	68,689.94	26,255.24	90,789.52
<b>Harford County</b>								
209 Research Blvd. (Office Building)					84,238.99	79,299.43		63,448.48
210 Research Blvd. (Office Building)					67,171.91	51,861.36		53,537.01
Hickory Ridge Center I (Industrial Flex Space)					16,720.24	11,658.35		12,676.49
Highland, LLP						1,661.38		723.90
Harford County Total					168,131.14	144,480.52	55,224.54	130,476.87
<b>Prince George's County</b>								
Hampton Inn & Suites (Shankra LLC)					22,127.78			81,996.73
Laurel Mall (Inzestras LLC)						225,484.99		304,580.74
Strayer University (Suitland Auth LLC)								8,976.67
C Street Flats (C Street Flats LLC)								87,716.58
Strayer University (Suitland Auth LLC)								475,799.40
Aspire (Residences at Town Center LLC)								110,432.06
Prince George's County Total					22,127.78	225,484.99	86,186.51	1,069,502.19
<b>City of Aberdeen</b>								
209 Research Blvd. (Office Building)		46,731.71	49,155.65	52,657.40	54,967.39	60,273.10		37,466.22
210 Research Blvd. (Office Building)		47,863.55	46,867.83	44,779.55	43,830.83	39,418.23		31,613.52
Hickory Ridge Center I (Industrial Flex Space)			9,645.46	11,023.33	10,926.05	8,939.58		7,539.18
Highland, LLP						1,273.94		427.46
City of Aberdeen Total		94,595.26	105,668.94	108,460.28	109,724.27	109,904.85	42,008.63	77,046.38

**City of Frederick**

8490 Progress Drive (Riverside Five)	23,477.70	31,868.59	36,047.29	35,695.05	39,811.74		6,501.21
151 S. East Street (Frederick Visitors Center)	3,781.90	3,719.77	4,273.23	4,296.61	4,269.52		3,908.66
150 S. East Street (Monocacy Valley Canning)					9,916.38		8,539.79
8560 Progress Drive (ATRF)							38,323.01
City of Frederick Total	27,259.60	35,588.36	40,320.52	39,991.66	53,997.64	20,639.42	57,272.66

**City of Laurel**

Laurel Mall (Inzestras LLC)					118,005.33		203,819.35
C Street Flats (C Street Flats LLC)							58,698.19
Hampton Inn (Shankra LLC)							54,870.58
Aspire (Residences at Town Center LLC)							73,898.93
City of Laurel Total					118,005.33	45,104.97	187,467.69

<b>Total</b>	\$7,443.00	\$173,024.16	\$235,450.84	\$506,910.81	\$778,823.73	\$1,700,555.40	\$650,000.00	\$2,587,608.96
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Source: Maryland Department of Assessment and Taxation

\*FY2015 payments were revised due to the changes in the program appropriation. The program was capped at \$650,000 for FY2015.



## ACTIVITIES SUMMARY

**Ten new projects have been completed or plan to be completed and will be submitted as qualified properties by February 1, 2016:**

### Anne Arundel County/Odenton Town Center

- **The Hideaway** – The closed Jimmy’s Hideaway restaurant was purchased, renovated, expanded and reopened in March 2015.
- **All American Steakhouse** – A 6,900 sq. ft. standing restaurant, which is a part of the Meade Center mixed use development on MD Rt. 175 and Berger St, is expected to open November 2015.
- **Broadstone West 32** (formerly Reliable/Broadstone) – Planned Urban Development consisting of 212 residential units, totaling 206,000 sq. ft., and 12,000 sq. ft. of retail space. Project broke ground in August 2014, and expected completion by January 2016.
- **Novus** (formerly Alta at Town Center/Bonaventure/Hogan Property) – Mixed use development including 274 residential units and 10,000 sq. ft. retail/work space. Project broke ground in July 2014, and expected completion by January 2016.
- **Town Center Commons Phase II** – 7-acre project located at Town Center Blvd. and MD Rt. 175. Phase II consists of 24 townhomes with 12 ground floor live/work units. Expected completion by January 2016.

### Harford County/Aberdeen

- **Winston’s Choice Townhouse Development** – Townhouse units located off Taft St. on 2.86 acres.

### Howard County/Annapolis Junction Town Center

- **The Savage MARC Station Parking Garage** – Opened March 2015.

### Prince George’s County/Andrew Air Force Base – Branch Ave. Corridor

- **The Apollo Residences at Town Center** – A part of 418,000 sq. ft. mixed use project located at Branch Ave. Metro Station. The phase I of a three phase project which, has 417 multifamily residential units. The first phase was completed in August 2015.

### Prince George’s County/City of Laurel

- **C St. Flats TOD** – A 142 dwelling unit apartment complex within two blocks of the Laurel MARC Station located in the **City’s Arts and Entertainment District** continues the Main Street revitalization effort. Construction was completed September 2015. All apartments have been rented.
- **The Towne Centre at Laurel** (former Laurel Commons Town Center/Laurel Mall) – All of the retail, restaurants, and entertainments buildings have been constructed. There a few vacant store fronts that will need tenant fit-ups once they are leased.

**Five projects currently under construction and/or approved with an anticipated completion date after February 1, 2016:**

**Anne Arundel County/Odenton Town Center**

- **High's Dairy Convenience Store & Gas** – Approved to develop 5,000 sq. ft. retail and A 1,300 sq. ft. car wash located at MD 175 and Charter Oaks Blvd. Grading and foundation work has begun.
- **Berger Square** – The project consists of 44 workforce housing apartments along Berger St. and MD 175. The project is currently under construction with grading, foundation and utility work.

**Howard County/Annapolis Junction Town Center**

- **Savage MARC Station Parking Garage** –Project broke ground in June 2014. Construction of a four-story 704 space parking garage underway.

**The Joint City and County of Frederick**

- **340 E. Patrick Street (Union Mills)** – The mixed-use former Union Knitting Mill received site plan approval and began construction in 2015. The 56,000 square foot building is undergoing rehabilitation and construction, and the anchor tenant is Frederick-based Regent Education (Information Technology). The completed project is anticipated to feature a restaurant and/or retail component and will offer pedestrian access to Carroll Creek Linear Park.

**Prince George's County/City of Laurel**

- **Towne Centre at Laurel** – The residential portion of the development (Residence at Towne Centre/340 dwelling units and parking garage) is scheduled for mid-2017 completion.

**Thirteen projects in the pipeline to begin construction within the next 12 months:**

**Anne Arundel County/Odenton Town Center**

- **Flats 170 at Academy Yards Phase II** – Retail and parking. The grocery anchored center will consist of 100,000 sq. ft. of retail and restaurants.
- **Meade Center** – Approved to develop 40,000 sq. ft. office space with street level retail and surface parking located at MD 175 and Berger St.
- **Winmark Center** (aka Odenton Health & Technology Center) – Permitted to construct 64,000 sq. ft. 4-story office building on MD 175. Development plan approval was extended for another year.
- **1572, LLC & 1566, LLC c/o Gardner Center LLC** – 23,500 sq. ft. of retail and a 3,500 sq. ft. car wash. Site development plan was approved in September 2015.
- **Odenton Station** – 48 townhomes and 3 single family homes. The Anne Arundel County Office of Planning and Zoning has approved the sketch plan and architecture, but the community appealed the decision. The Board of Appeals upheld the approval of the sketch plan in September 2014.

#### Howard County/Annapolis Junction Town Center

- The developer expects to commence construction of the 100,000 sq. ft. office building, 14,000 sq. ft. retail building and the 416 apartment building.

#### The Joint City and County of Frederick

- **The Galleria** – 120 condominiums and 30,000 sq. ft. commercial space.
- **McHenry's** – 101,000 sq. ft. new office and commercial building.
- **One Commerce Plaza** – 80,000 sq. ft. new office/commercial building.
- **McCutcheons Mill** – 34,000 sq. ft. new commercial (retail) building.
- **Downtown Frederick Hotel and Conference Center** – 207 rooms, full-service Marriott Hotel with 24,000 sq. ft. meeting space. Expected completion is 2017.

#### Prince George's County/City of Laurel

- **Hawthorne Place** – A brownfields redevelopment; former 10-acre trucking facility used by Roadway Express. Proposed new facility will contain bus stop and transit connections to the Laurel MARC Station, multi-family dwelling units, office space, and retail space. Planned to commence construction of first phase in early 2016.
- **Laurel MARC Station TOD** – A mid-rise apartment building with some mixed use is proposed at this point. Planned start in 2016 for replacement of the parking structure.

#### **Ten public infrastructure improvement projects will begin construction within the next 12 months:**

#### Anne Arundel County/Odenton Town Center

- **Odenton Town Center Blvd.** – Create a roadway and sidewalk from MD Rt. 175 through MD Rt. 32 underpass to Town Center Blvd. in Seven Oaks.
- **Tax Increment Financing (TIF) District** – On October 20, 2014, the Anne Arundel County Council approved a TIF district to assist in financing infrastructure improvements in the Odenton Town Center (OTC), including the MARC station parking garages.
- **Capital Financing for Public Parking at the TOD Site** – the Anne Arundel County Council appropriated \$9.55 million as part of its FY2016 capital budget to finance the public parking at a shared parking facility at the Odenton MARC Station. The State agreed to match the \$9.55 million for public parking at the facility.

#### Harford County/Aberdeen

- **Old Philadelphia Rd.** – Street resurfacing and partial road widening project.
- **Old Post Rd. from APG to East Bel Air Ave.** – Complete street resurfacing project.

#### Howard County/Annapolis Junction Town Center

- All public infrastructure improvements within the Annapolis Junction Town Center will be made by the developer not the County.

#### The Joint City and County of Frederick

- **Carroll Creek Park (Shared Use Path, Phase II)** – ½ mile extension of Carroll Creek Park & Shared Use Path from Delaplaine Center to E. Patrick St. The project is opening

in 4 sections, and Sections 1 and 2 opened in summer 2015 with the expected completion in spring 2016. Estimated cost is \$15.8 million.

- **Monocacy Blvd. (Center Section, Phase II)** – New 4-Lane undivided roadway connection between East Church St. extended and Gas House Pike at Riverside Corporate Park. Estimated completion in 2017. Estimated cost is \$16.75 million.

Prince George's County/City of Laurel

- **Laurel MARC Station TOD:** Parking garage improvements for pedestrians. Estimated cost is \$500,000, possibly including a pedestrian bridge.
- **Hawthorne Place:** Pedestrian safety improvement within Hawthorne Place at Bowie Rd. is expected to be completed in 2016. Estimated cost is \$60,000.

## ACTIVITIES DETAILS: TO-DATE PROGRESS AND PLANNED PROJECTS FOR THE FUTURE

### Anne Arundel County

<b>Odenton Town Center (776.9 acres)</b> <i>(Designation date: 12/15/2008)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2016.	<ol style="list-style-type: none"> <li>1) <b>The Hideaway:</b> The closed Jimmy's Hideaway restaurant was purchased, renovated and expanded, reopening as the Hideaway. The project involved gutting and revamping the building, both internally and externally, into a now popular restaurant and bar. Opened in March 2015. Parcel 170.</li> <li>2) <b>All American Steakhouse:</b> A 6,900 square foot free standing restaurant that is part of the Meade Center mixed-use (office/retail) development on MD175 and Berger Street (see below under Near Term Projects). Exterior is complete and interior finishes are underway. Expected opening November 2015. Parcel 279.</li> <li>3) <b>Broadstone West 32 (formerly Reliable/Broadstone):</b> Planned Urban Development consisting of 212 residential units, totaling 206,000 sq. ft., and 12,000 sq. ft. of first floor retail. Currently working on expansion road work on Baldwin Rd. and MD 175 required for the project. Expected completion by January 2016. Parcel 276.</li> <li>4) <b>Novus (formerly Alta at Town Center/Bonaventure/Hogan Property):</b> Mixed-use development including 175 residential units, totaling 207,000 sq. ft., and 10,000 sq. ft. retail, live/work units. Expected completion by January 2016. Parcels 122, 336, 139.</li> <li>5) <b>Town Center Commons – Phase 2:</b> Phase 2 consists of 24 townhomes with the 12 ground floor homes consisting of live/work units. Exterior of all but three of the units are complete. Expected completion by January 2016. Parcel 208.</li> </ol>
Description of development projects that have started construction but won't be complete before February 1, 2016.	<ol style="list-style-type: none"> <li>1) <b>High's Dairy Convenience Store &amp; Gas</b> Approved to develop 5,000 sq. ft. retail, including deli, fuel pumping station and a 1,300 square foot car wash located at MD 175 and Charter Oaks Boulevard. The current Final Plans are in for review. Maryland State Highway Administration (SHA) also working on intersection improvements with developer. SHA has completed sidewalk and curb work along MD 175. Parcels 468, 471 and 347.</li> <li>2) <b>Berger Square:</b> The project consists of 44 workforce housing apartments along Berger St. and MD 175. The project is currently in final development review. Parcels 310, 311, 312 and 313.</li> </ol>
Description of development projects that are in the pipeline to begin construction within the next 12 months.	<ol style="list-style-type: none"> <li>1) <b>Flats 170 at Academy Yards – Phase 2</b> Phase 2 consists of retail and parking lot construction. The grocery anchored center will consist of approximately 100,000 sq. ft. of retail and restaurants. Parcel 378.</li> <li>2) <b>Meade Center:</b> Approved to develop 40,000 sq. ft. Class- A Office with street level retail, surface parking located at MD 175 and Berger St. Financing approved for 6,900 square foot restaurant on back parcel of lot. The entire lot will be graded with infrastructure. Parcel 297.</li> <li>3) <b>Winmark Center (aka Odenton Health &amp; Technology Center):</b> Permitted to construct 64,000 sq. ft., 4- story, Class-A office building on MD 175. Development plan approval was extended for another year. Parcels 113 and 187</li> <li>4) <b>1572, LLC &amp; 1566, LLC c/o Garner Center LLC:</b> Project will consist of 23,500 sq. ft. of retail and a 3,500 sq. ft. car wash. Project is currently in concept plan. Site development plan was approved in September 2015. Parcels 71, 63, 66, 362, 70, 47, 65 and 68.</li> <li>5) <b>Odenton Station:</b> The project consists of 48 townhomes and 3 single family homes. Anne Arundel Office of Planning and Zoning has approved the sketch plan and architecture. The community appealed the</li> </ol>

	<p>decision. The Board of Appeals upheld the sketch plan approval in September, 2014. The community plans to appeal the Circuit Court's ruling to the Maryland Court of Appeals. Map 29, Parcel 228.</p>
<p>Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.</p>	<ol style="list-style-type: none"> <li>1) <b>Roads:</b> After extensive negotiations with the private development community, Anne Arundel County moved two agreements before its County Council to provide funding for town center road and utility requirements. Bill 70-10, approved August 16, 2010, authorizes a private-public partnership, a Development Rights and Responsibilities Agreement (DRRA), to construct Town Center Boulevard, the spine of the OTC. Anne Arundel County's private partner, Halle Development, agreed to fund and construct the required \$15 million road project. The County will provide \$6 million in impact fee credits to support road construction. OTC Boulevard creates a roadway and sidewalk from MD 175 through the MD 32 underpass to Town Center Boulevard in Seven Oaks. Road and bridge design and engineering is now underway with an expected construction period of two (2) years. County estimated contribution: \$6 million.</li> <li>2) <b>Tax Increment Financing:</b> On October 20, 2014 the Anne Arundel County Council approved a TIF district to assist in financing infrastructure improvements in the OTC, including the MARC station parking garages.</li> <li>3) <b>Capital Financing for Public Parking at TOD Site:</b> The Anne Arundel County Council approved \$9.55 million as part of FY2016 capital budget to finance the public parking at a shared parking facility at the Odenton MARC station. The State agreed to match the \$9.55 million for public parking at the facility. The financing will enable the private development of apartments and retail at the TOD site to go forward once the Odenton Square LLC group (Bozzuto, Osprey and Reliable) pulls together private financing for the residential and retail uses.</li> </ol>
<p>Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?</p>	<ul style="list-style-type: none"> <li>• Presentations to prospective developers, brokers, and real estate professionals highlighting the advantages of developments within the BRAC Zone, including the additional funding the county receives that are designated for infrastructure improvements only within the BRAC Zone.</li> <li>• Leveraging other incentive programs, such as the Commercial Revitalization Tax Credits, to increase awareness and facilitate development</li> <li>• BRAC Zone designation information communicated to business organizations to amplify message (Chambers of Commerce, BWI Business Partnership, Fort Meade Alliance, Economic Alliance of Greater Baltimore, Baltimore Washington Chamber)</li> <li>• BRAC Zone designation information and OTC were highlighted at the ICSC's annual Las Vegas convention in May, 2014.</li> <li>• Anne Arundel Economic Development Corporation, West County Chamber of Commerce and the Odenton NOW coalition are planning new marketing initiatives to promote OTC as a hub for the nation's cybersecurity efforts and a premier location for information security companies. This includes promoting Odenton as a cyber-cluster.</li> </ul>
<p>Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.</p>	<ul style="list-style-type: none"> <li>• Additional growth is anticipated on Fort Meade. The post currently has \$1.8 billion in ongoing and approved construction projects. U.S. Cyber Command expects to add approximately 3,000 employees over the next 3 years. Joint Spectrum Center is anticipated to relocate from Annapolis to Fort Meade in the near future. Furthermore, the National Security Agency is expanding their facilities by 5,800,000 sq. ft. and, over the next several years, will bring 9,000 NSA personnel back onto campus from private sector office space in the region.</li> </ul>

	<ul style="list-style-type: none"><li>• In addition to satisfying road, water and sewer needs, Anne Arundel County continues to negotiate with state and private developers on the TOD at the Odenton MARC Train Station – Maryland’s busiest commuter station. Ridership will increase with the new Cyber Command. The TOD is part of the State strategy to link public transit to new development. The Odenton TOD will be a mixed-use project with an emphasis on residential and complementary retail. As a further non-vehicle connection, Fort Meade will be opening a hiker/biker path off Odenton Rd. This entrance is currently connected via a trail to the MARC station. Anne Arundel County is exploring a bike share program to enhance this connection</li></ul>
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Baltimore City

<i>Westport Waterfront (42.9 acres)</i> <i>(Designation date: 12/15/2008)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2016.	No development projects are yet complete.
Description of development projects that have started construction but won't be complete before February 1, 2016.	No development projects have started construction.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	No development projects are slated to begin construction within the next 12 months.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	No public infrastructure improvement will be made in the next 12 months in the BRAC zone.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	Baltimore City is no longer actively marketing the Westport Waterfront District BRAC Zone to prospective companies in the defense and cyber security industries. This is due to the project's unknown future, given lack of development thus far and current litigation regarding ownership of the property.



## Frederick County

<p align="center"><i>Frederick County/City of Frederick East Side BRAC Zone (717.4 acres)</i> (Designation date: 12/15/2008)</p>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2016.	No project to report.
Description of development projects that have started construction but won't be complete before February 1, 2016.	1) <b>Union Mills:</b> 340 East Patrick St.: The mixed use former Union Knitting Mill received site plan approval and began construction in 2015. 56,000 sq. ft. building is undergoing rehabilitation and construction. The anchor tenant is Frederick-based Regent Education (Information Technology). Regent will be leasing 24,000 sq. ft. of office space. The completed project is anticipated to feature a restaurant and/or retail component and will offer pedestrian access to Carroll Creek Linear Park. Estimated completion: Initial Phase – Winter 2016. Developer – Douglas Development. Tax ID: 1102083183.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	<p>1) <b>The Galleria:</b> 107 S. East St.: 120 condominiums and 30,000 sq. ft. commercial space. Developer – The Wormald Companies. Estimated cost - \$24 million. Tax ID: 1102263998.</p> <p>2) <b>McHenry's:</b> 300 East Patrick St.: 101,000 sq. ft. new office and commercial building. Developer – Douglas Development Corporation. Estimated cost - \$24 million. Tax ID: 1102088436.</p> <p>3) <b>One Commerce Plaza:</b> 111 S. East St.: 80,000 sq. ft. new office/commercial building. Developer – MacRo Ltd. Estimated cost - \$24 million. Tax ID: 1102229021.</p> <p>4) <b>McCutcheons Mill:</b> 11. S. Wisner St.: 34,000 sq. ft. new commercial/retail building. Developer – McCutcheons Apple Product. Estimated cost - \$5 million. Tax ID: 1102185938.</p> <p>5) <b>Downtown Frederick Hotel and Conference Center:</b> 200/212 E. Patrick St. 207 room, full-service Marriott Hotel with 24,000 sq. ft. meeting space. Developer – Plamondon Hospitality Partners. Estimated completion – Q1. 2017. Estimated cost – \$64 million.</p>
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	<p>1) <b>Carroll Creek Park (Phase II):</b> ½ mile extension of Carroll Creek Park and Shared Use Path from Delplaine Center to E. Patrick St. Developer – The City of Frederick. Cost - \$15.8 million. Estimated completion – Spring 2016.</p> <p>2) <b>Monocacy Blvd. Center Section (Phase II):</b> New 4-lane undivided road way connection between East Church St. Extended and Gas House Pike @ Riverside Corporate Park. Developer – The City of Frederick. Cost - \$167.75 million (city 50%, county 50%). Estimated completion – Design completed in 2014, and anticipated completion in 2017.</p>
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	Plan to incorporate the BRAC Zone into the area's marketing strategies.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	<p>The following is a brief summary of work and trends in the BRAC Zone since the last report:</p> <ul style="list-style-type: none"> <li>• Tenancing continues in the rehabilitated Monocacy Valley Cannery building.</li> <li>• Site plan approval and construction began in 2015 for the former Union Knitting Mill along Carroll Creek Park.</li> <li>• Phase II of the Center Section of Monocacy Boulevard is under construction and is anticipated to be completed in 2017. The project includes construction of a new 4-lane bridge over Carroll Creek and a new bridge over the Monocacy River.</li> <li>• Public infrastructure work on Carroll Creek Park-Shared Use Path continues with an anticipated final completion of Spring 2016. The \$15.8 million dollar investment is surrounded by \$100 million in planned projects which will likely begin to move forward in the short-term. There are five pipeline projects in various stages of planning and approval. The sixth project (Union Mills) began construction in 2015.</li> </ul>

	<p>The following are key points about the Frederick BRAC Zone:</p> <ul style="list-style-type: none"> <li>• Consists of two areas totaling 700+ acres located on east side of downtown and connected by Monocacy Blvd, E. Church St. Extended/Gas House Pike.</li> <li>• It is part of the “East Frederick Rising” area which calls for new world class, smart growth neighborhoods connected to Downtown Frederick</li> <li>• Employment growth at Fort Detrick, the Frederick National Laboratory for Cancer Research (formerly National Cancer Institute- Frederick) and throughout the Frederick is creating demand for new mixed-use neighborhoods.</li> <li>• The BRAC Zone will deliver several million sq. ft. of mixed-use developments and buildings to absorb new employment and residential growth.</li> <li>• The area is intended to be transit oriented – MARC, Greyhound, TransIT, Pedestrian, Bicycles, Automobile</li> <li>• Combination of Brownfield and Greenfield Development</li> <li>• Some of the area is part of the US Small Business Administration HUB Zone</li> <li>• Includes the 65 Acre Brickworks Property along the new East St. Gateway Corridor as well as Riverside Research Park.</li> </ul>
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Harford County

<i>Aberdeen BRAC Enhancement and Revitalization Zone (782.65 acres)</i> (Designation date: 6/15/2009)	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2016.	1) <b>Winston's Choice Townhouse Development</b> – Townhouse units and Community Center located off Taft St. on 2.86 acres. Parcel # - 2855. Owner/Developer – Homes for Aberdeen LP.
Description of development projects that have started construction but won't be complete before February 1, 2016.	No development project to report
Description of development projects that are in the pipeline to begin construction within the next 12 months.	No development project to report.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	1) <b>Old Philadelphia Rd.</b> : street resurfacing and partial road widening project. No estimated cost at this has been prepared. 2) <b>Old Post Rd.</b> : complete street resurfacing project. No estimated cost at this time has been prepared.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The City has marketed the BRAC Zone to property owners located within the BRAC Zone and to potential developers interested in locating in the BRAC Zone. The Harford County Office of Economic Development also includes the BRAC Enhancement and Revitalization Zone information in their marketing packages.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	The City's Department of Public Works utilized BRAC funds to complete the following street resurfacing projects. <ul style="list-style-type: none"><li>• New County Rd. at a total cost of \$120,558.</li><li>• A portion of Old Post Rd. at a total cost of \$301,669.</li></ul>

Howard County

<i>Annapolis Junction Town Center – former Savage Towne Centre (21.1 acres)</i> <i>(Designation date: 6/15/2009, Expansion date: 12/15/2013)</i>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2016.	The Savage MARC Station parking garage was opened March 2015. Parcel Number: 06583784.
Description of development projects that have started construction but won't be complete before February 1, 2016.	The groundbreaking for the Annapolis Junction Town Center took place on June 9, 2014. Construction of a four-story, 704-space parking garage to serve the Savage MARC station project is presently underway. The remaining project work is not anticipated to be completed prior to February 1, 2016.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	Within the next 12 months, the developer expects to commence construction of the 100,000 sq. ft. office building, 14,000 sq. ft. retail building, and the 416 apartment building.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	All public infrastructure improvements within the Annapolis Junction Town Center will be made by the developer, not the County.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	The targeted marketing effort for the Annapolis Junction Town Center BRAC zone is being led by the developer and Chesapeake Real Estate Group. A website has also been created to market the development at <a href="http://www.annapolisjunctiontowncenter.com">www.annapolisjunctiontowncenter.com</a> . In addition, the Howard County Economic Development Authority will provide assistance in marketing the office and retail space planned within the BRAC zone boundaries.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	No additional information is available at this time.

Prince George's County

<p align="center"><i>Andrews Air Force Base – Branch Ave. Corridor (654.9 acres)</i> (Designation date: 12/15/2008)</p>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2016.	1) <b>The Apollo Residences at Town Center:</b> A 417 market rate luxury multifamily residences set in a total of six buildings and 418,000 sq. ft. located at Branch Avenue Metro Station on Auth Way and Telfair Boulevard. It will offer 619 parking spaces in a steel structured parking garage for residents and Metro riders. The first phase was completed August 2015.
Description of development projects that have started construction but won't be complete before February 1, 2016.	There are no development projects at this time.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	No development project to report.
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	No public infrastructure improvements slated for the next 12 months.
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	Andrews Working Group (AWG): The workgroup has continued implementing the group's Action Plan recommendations intended to spark economic activity within the BRAC Zone within the next three to five years. The County is currently developing more detailed plans for improvements to Allentown Rd. to improve the public realm, particularly to increase pedestrian activity, and help attract new businesses to the abutting shopping center, Andrews Manor.
Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.	<ol style="list-style-type: none"> <li>1) SHA is continuing construction of the "Woods Way" Project, that will construct a new interchange and access road connecting the MD 5 (Branch Ave.) and I-95/495 Capital Beltway interchange with the Branch Avenue Metro Station. This project will enhance access to and from the Metro station while opening up additional opportunities for development around the station.</li> <li>2) The County continues to implement the recommendations of the 2009 <i>Joint Base Andrews Naval Air Facility Washington Joint Land Use Study</i>. The County Council's ad hoc Joint Land Use Study Implementation Committee continues to meet on a regular basis to discuss a number of issues concerning the relationship between Joint Base Andrews and Prince George's County. The County Council is considering a Military Installation Overlay Zone for areas impacted by flight operations at the base; this legislation would prohibit incompatible uses in key impact areas and reserve valuable and strategically located light industrial areas for their intended transportation, warehousing, logistics, and other low-density uses. The Planning Department completed a Clear Zone Mitigation Action Plan on behalf of the JLUS Committee that identifies strategies for clearing the 150-acre Northern Clear Zone and relocating businesses within the Clear Zone to nearby locations.</li> <li>3) MD 4 over MD 223; Bridge Replacement (Line #7 in Construction Program): Construction is completed and open to service. Total Cost: \$18.5 million.</li> <li>4) MD 4/Suitland Parkway Interchange (Line #8 in Construction Program): During design the right-of-way impacts were reduced. The breakout utility relocation project is currently underway. Total Cost: \$135.4 million.</li> <li>5) MD 4; Community Safety and Enhancement Project from Forestville Rd to MD 458 (Line #7 in Construction Program): Design-Build project.</li> </ol>

	<p>Design is expected to be completed in Spring of 2016, and construction is currently underway. Total Cost: \$27.2 million.</p> <p>6) MD 337; Intersection Improvements at Suitland Rd./Westover Dr. and MD 337; Intersection Improvement at NB I-95/I-495 Off-Ram (Line #13 in Construction Program): Construction is underway. Total Cost: \$4.8 million.</p> <p>7) Forestville Rd. over I-95/I-495; Emergency Bridge Repairs: Project has been completed and inspected. Total Cost: \$565,000.</p> <p>8) MD 5; US 301 at TB to Auth Rd., (North of I-95/I-495) Facilitate safe and efficient traffic flow to serve existing traffic demand. Construction is underway. The project is about 40% completed. The estimated completion date is 2017. Total current costs: \$33 million.</p>
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<p align="center"><i>City of Laurel BRAC Enhancement Zone (356 acres)</i> (Designation date: 12/15/2008)</p>	
Description of development projects that are complete and will be submitted as qualified properties by February 1, 2016.	<p>1) <b>C St. Flats TOD:</b> An 142 dwelling unit apartment complex within two blocks of the Laurel MARC Station located in the <b>City's Arts and Entertainment District</b> continues the Main Street revitalization effort. Construction was completed September 2015. All apartments have been rented.</p> <p>2) <b>Towne Centre at Laurel:</b> All of the retail, restaurant, and entertainments buildings have been constructed. There are a few vacant store fronts that will need tenant fit-ups once they are leased. The Towne Centre commercial developer is Greenberg-Gibbons Commercial</p>
Description of development projects that have started construction but won't be complete before February 1, 2016.	<b>Towne Centre at Laurel:</b> The residential portion of the development (Residence at Towne Centre/340 dwelling units and parking garage) is scheduled for mid-2017 completion. The Towne Centre multi-family residential developer is Wood Partners.
Description of development projects that are in the pipeline to begin construction within the next 12 months.	<p>1) <b>Hawthorne Place:</b> A brownfields redevelopment for a former 10-acre trucking facility used by Roadway Express Trucking was approved in November 2007 by the City but because of the recession never constructed. Since that time, City approval has expired. The owner/developer has re-applied for City approval and the City of Laurel Planning Commission and Laurel Mayor and City Council will rehear the project October 2015.</p> <p>Proposed to be built on a Maryland Department of Environment (MDE) approved platform over the 100-year floodplain. A new facility will contain bus stop and transit connections to the Laurel MARC Station, 1,071 multi-family dwelling units, 140,000 sq. ft. office space, an ancillary recreation space for convenience retail, services and professional needs. Planned to commence construction of first phase in early 2016.</p> <p>2) <b>Laurel MARC Station TOD:</b> Proposed to be located at Main St. and U.S. Rt. 1. In planning phase by Maryland Department of Transportation (MDOT) Real Estate Division. Requires State regional coordination of other adjacent projects in Howard and Anne Arundel counties that must involve three SHA district offices. Infrastructure needs depend on regional impact of the three combined proposals. This site is also a <b>MDOT designated TOD Site</b> as well as a <b>Governor's Smart Site</b>. A mid-rise apartment building with some mixed-use is proposed. Planned start in 2016 for replacement parking structure. This project was also held up because of the recession.</p>
Description of any public infrastructure improvements to be made by the jurisdiction in the next 12 months and the cost of those improvements.	<p>1) <b>Hawthorne Place:</b> Certain pedestrian safety improvement associated with Hawthorne Place at Bowie Rd. is expected to be completed in 2016. Estimated cost is \$60,000.</p> <p>2) <b>Laurel MARC Station TOD:</b> Pedestrian improvements from the proposed MARC parking garage to be built on the corner of Main St. and Lafayette Ave. to the Laurel MARC Station. Estimated cost is \$500,000, possibly including a pedestrian bridge.</p>
Has the jurisdiction marketed the location of the BRAC zone to attract and retain businesses in the zone?	<p>The City's <b>Revitalization Overlay Area</b> alternative form of development or redevelopment has met with success in the development community. Since inception in March 2004, approximately \$500 million of planned and existing investment has been approved. The City intends to continue to use this form of development/redevelopment to facilitate increased investment by new developers within its BRAC zone.</p> <p>The City markets its retail opportunities at the annual regional meeting of the International Council of Shopping Centers. The BRAC designation is also enhanced by the City's designation as a "Sustainable Area" by Maryland Department of Housing &amp; Community Development.</p>

<p>Other information that would be useful in assessing the effectiveness of the BRAC zone benefits.</p>	<p>The BRAC zone covers the area designated by the City in its Revitalization Overlay Program. The overlay program is placed on properties located within the U.S. Rt. 1 Corridor which could be considered both brownfield and grey field (containing distressed commercial and industrial properties). The foundation of the BRAC zone is the Laurel Main Street MARC Rail Station, which was designated a <b>Transit-Oriented Development</b> by Maryland Department of Transportation on June 28, 2009.</p> <p>The Laurel MARC Station is also one of the <b>Governor's Smart Sites</b> for increased State coordination. The City is interested in developing a pedestrian/bicycle relationship with the nearby proposed Laurel Racetrack development. The City also would like to invest in pedestrian and bicycle improvements to enhance the connection between community neighborhoods, the Main Street Business District, Arts and Entertainment District, and Laurel Towne Centre.</p>
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